

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
9		GLEN AVE, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1: COLE JOHN W & EMILY L		
Owner 2: TRS/GLEN AVE TRUST		
Owner 3:		
Street 1: 9 GLEN AVENUE		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .204 Sq. Ft. of land mainly classified as Multi-House with a Conventional Building built about 1999, having primarily Wood Shingle Exterior and 968 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS						
Code	Descrip/No	Amount	Com. Int			
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

109	Multi-House	0	0 Sq. Ft.	Site	0	0.	0.00	12																		
-----	-------------	---	-----------	------	---	----	------	----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
109	0.000	147,500			147,500	
Total Card	0.000	147,500			147,500	Entered Lot Size
Total Parcel	0.204	672,000		480,700	1,152,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	152.38	/Parcel: 288.10	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 065.0-0003-0002.0

!5596!

PRINT

Date 12/30/21 Time 02:27:07

LAST REV

Date 10/11/18 Time 18:56:11

apro 5596

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2006	367	Redo Bat	100,000	C		G7	GR FY07	REDO SFL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2009	Meas/Inspect	336	PATRIOT
12/8/1999	Inspected	264	PATRIOT
10/5/1999	Measured	256	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION test PDF Combine only			BATH FEATURES			COMMENTS			SKETCH								
Type: 22 - Conventional	Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS:	3/4 Bath:	Rating:	A 3QBth:	Rating:	2							
Sty Ht: 2 - 2 Story	1	Total: 2	1/2 Bath:	Rating:		Foundation: 6 - Slab	Rating:	A HBth:	Rating:								
(Liv) Units: 1			OthrFix:	Rating:		Frame: 1 - Wood	Rating:										
Prime Wall: 1 - Wood Shingle																	
Sec Wall:		%															
Roof Struct: 3 - Gambrel																	
Roof Cover: 1 - Asphalt Shgl																	
Color: TAN																	
View / Desir:																	
GENERAL INFORMATION			OTHER FEATURES			RESIDENTIAL GRID											
Grade: C - Average	Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O										
Year Blt: 1999	Eff Yr Blt:					Other											
Alt LUC:	Alt %:		A Kits:	Rating:		Upper											
Jurisdct:	Fact: .		Frl:	Rating:		Lvl 2											
Const Mod:			WSFlue:	Rating:		Lvl 1											
Lump Sum Adj:						Lower											
INTERIOR INFORMATION			CONDOS INFORMATION			REMODELING			RES BREAKDOWN								
Avg Ht/FL: STD	Location:		Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal 2 - Plaster	Total Units:		Interior:	1	4	2											
Sec Int Wall:	Floor:		Additions: 1998														
Partition: T - Typical	% Own:		Kitchen:														
Prim Floors: 3 - Hardwood	Name:		Baths:														
Sec Floors:	Total: 12.2 %		Plumbing:														
Bsmt Flr: 12 - Concrete			Electric:														
Subfloor:			Heating:														
Bsmt Gar:			General:														
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS			PARCEL ID 065-0-0003-0002.0														
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2																	
More: N	Total Yard Items:	Total Special Features:			Total:												

EXTERIOR INFORMATION

test PDF Combine only

Type:	22 - Conventional
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 2
Foundation:	6 - Slab
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1999
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 065-0-0003-0002.0

More: N

Total Yard Items:

Total Special Features:

SKETCH

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 4 BRs: 2 Baths: 1 HB

OTHER FEATURES

Kits: 1 Rating: Average

A Kits: Rating:

Frpl: Rating:

WSFlue: Rating:

CONDOS INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond: AV - Average 12. %

Functional: %

Economic: %

Special: %

Override: %

Total: 12.2 %

REMODELING**RES BREAKDOWN**

Exterior: No Unit RMS BRS FL

Interior: 1 4 2

Additions: 1998

Kitchen:

Baths:

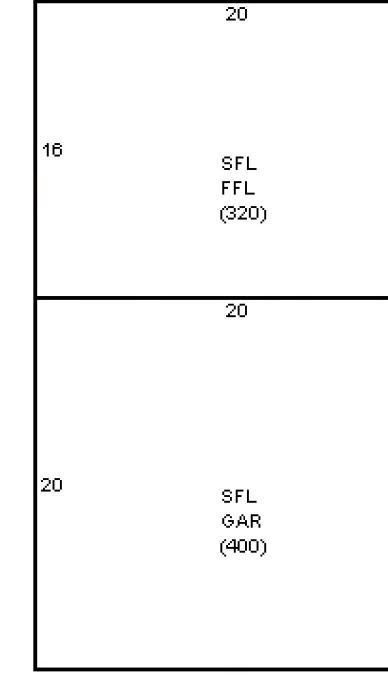
Plumbing:

Electric:

Heating:

General: Totals

1 4 2



16

20

20

SFL

GAR

(400)

5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
SFL	Second Floor	648	107.950	69,949	SFL	90			
GAR	Garage	400	21.240	8,496					
FFL	First Floor	320	107.950	34,543					
Net Sketched Area:			Total:		1,368	112,988			
Size Ad	968	Gross Area	1440	FinArea	968				

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc**

065.0	test PDF Combine only	0003	0002.0	1 of 2	Residential	Total Card /	Total Parcel																				
Map	Block	Lot	5	CARD	ARLINGTON	APPRAISED:	1,005,200 /	1,152,700																			
PROPERTY LOCATION				IN PROCESS APPRAISAL SUMMARY				USE VALUE:	1,005,200 /	1,152,700																	
No	Alt No	Direction/Street/City		Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct															
9		GLEN AVE, ARLINGTON		109	8890.000	524,500		480,700	1,005,200			41591															
OWNERSHIP				Unit #:							GIS Ref																
Owner 1: COLE JOHN W & EMILY L										GIS Ref																	
Owner 2: TRS/GLEN AVE TRUST										Insp Date																	
Owner 3:										11/28/18																	
Street 1: 9 GLEN AVENUE								Entered Lot Size		15596!																	
Street 2:								Total Land:		PRIOR ID # 1: 41591																	
Twn/City: ARLINGTON								Land Unit Type:		PRIOR ID # 2:																	
St/Prov: MA	Cntry	Own Occ: Y		PREVIOUS ASSESSMENT				Parcel ID		PRIOR ID # 3:																	
Postal: 02474		Type:		Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date													
PREVIOUS OWNER				2022	109	FV	672,000	0	8,890.	480,700	1,152,700		Year end	12/23/2021													
Owner 1: COLE JOHN W & EMILY L -				2021	109	FV	656,500	0	8,890.	480,700	1,137,200		Year End Roll	12/10/2020													
Owner 2: TRUSTEES/GLEN AVE REALTY TR -				2020	109	FV	656,300	0	8,890.	480,700	1,137,000		Year End Roll	12/18/2019													
Street 1: 9 GLEN AVENUE				2019	109	FV	559,700	0	8,890.	446,400	1,006,100		Year End Roll	1/3/2019													
Twn/City: ARLINGTON				2018	109	FV	559,700	0	8,890.	446,400	1,006,100		Year End Roll	12/20/2017													
St/Prov: MA				2017	109	FV	559,700	0	8,890.	391,400	951,100		Year End Roll	1/3/2017													
Postal: 02474				2016	109	FV	559,700	0	8,890.	357,100	916,800		Year End	1/4/2016													
				2015	109	FV	541,100	0	8,890.	315,900	857,000		Year End Roll	12/11/2014													
NARRATIVE DESCRIPTION				SALES INFORMATION				TAX DISTRICT				PAT ACCT.		5596													
This parcel contains .204 Sq. Ft. of land mainly classified as Multi-House with a Old Style Building built about 1895, having primarily Wood Shingle Exterior and 3033 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.				Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	ASR Map:												
				COLE JOHN W & E	36088-525		8/9/2002	Family		1	No	No		Fact Dist:													
				COLE JOHN & EMI	25339-81		5/12/1995			99	No	No	F	Reval Dist:													
													Year:														
													LandReason:														
													BldReason:														
													CivilDistrict:														
													Ratio:														
OTHER ASSESSMENTS				BUILDING PERMITS				ACTIVITY INFORMATION																			
Code	Descrip/No		Amount	Com. Int	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name										
					3/3/2016	226	Porch	4,400					repairs to deck	11/28/2018	Inspected	BS	Barbara S										
Z	Code	Description	%	Item	Code	Description								3/11/1999	116	Redo Kit	5,000 C		REMODEL KITCHEN	11/17/2018	MEAS&NOTICE	BS	Barbara S				
o				water										10/16/1998	740	Addition	100,000		20X36 ADDITION	1/16/2009	Meas/Inspect	336	PATRIOT				
n				Sewer															11/9/2000	Hearing N/C	189	PATRIOT					
				Electri														12/8/1999	Inspected	264	PATRIOT						
				Census:											10/15/1999	Measured	256	PATRIOT									
				Flood Haz:											6/28/1999		PM	Peter M									
D				Topo	1	Level																					
s				Street																							
t				Gas:																							
LAND SECTION (First 7 lines only)				Sign: VERIFICATION OF VISIT NOT DATA																							
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		8890	Sq. Ft.	Site			0	70.	0.77	12									480,689						480,700	



EXTERIOR INFORMATION

test PDF - Combine only

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade: B- - Good (-)

Year Blt: 1895 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct:

Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wal 2 - Plaster

Sec Int Wall: %

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors: %

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 1 - Oil

Heat Type: 3 - Forced H/W

Heat Sys: 1

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wal % Sprinkled

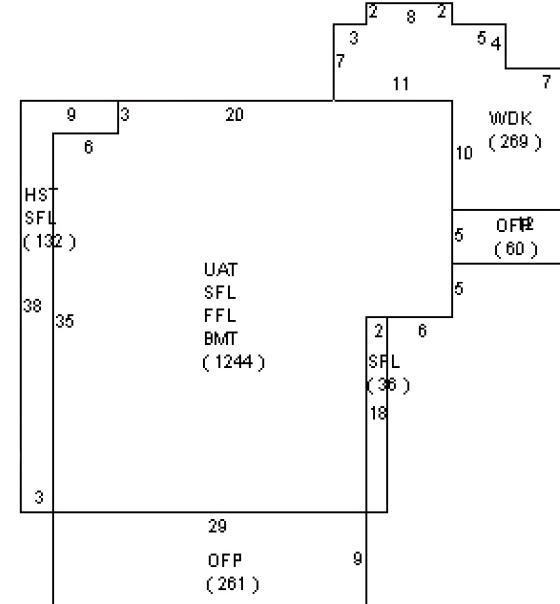
BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

OF-SINK IN BMT.

6

SKETCH

Sum Area By Label :
 SFL = 1412
 UAT = 1244
 FFL = 1244
 BMT = 1244
 OFP = 321
 HST = 132
 WDK = 269

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 6 BRs: 3 Baths: 1 HB: 1

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	3	Rating: Average

WSFlue: Rating:

CONDOS INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond: AG - Avg-Good 26. %

Functional: %

Economic: %

Special: %

Override: %

Total: 26.4 %

REMODELING

Exterior:

Interior:

Additions: 1998

Kitchen: 1999

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit RMS BRS FL

1 6 3

CALC SUMMARY

Basic \$ / SQ: 135.00

Size Adj.: 1.03574574

Const Adj.: 1.01989794

Adj \$ / SQ: 142.608

Other Features: 106800

Grade Factor: 1.21

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 712686

Depreciation: 188149

Depreciated Total: 524537

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 172.56

Special Features: 0 Val/Su Net: 107.77

Final Total: 524500 Val/Su SzAd 192.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	1,412	142.610	201,362	UAT	100	FLA	100		
BMT	Basement	1,244	42.780	53,221						
FFL	First Floor	1,244	142.610	177,404						
OPF	Open Porch	321	22.070	7,085						
UAT	Upper Attic	311	99.830	31,046						
WDK	Deck	269	9.910	2,666						
HST	Half Story	66	142.610	9,412						
	Net Sketched Area: 4,867		Total: 482,196							
Size Ad	2722	Gross Area 5866	FinArea 3033							

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

**SPEC FEATURES/YARD ITEMS**

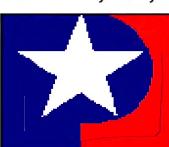
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	109						

More: N

Total Yard Items:

Total Special Features:

Total:

Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: COLE JOHN W & EMILY L	
Owner 2: TRS/GLEN AVE TRUST	
Owner 3:	

Street 1: 9 GLEN AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: COLE JOHN W & EMILY L -	
Owner 2: TRUSTEES/GLEN AVE REALTY TR -	
Street 1: 9 GLEN AVENUE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .204 Sq. Ft. of land mainly classified as Multi-House with a Old Style Building built about 1895, having primarily Wood Shingle Exterior and 3033 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	
s	
t	
	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		8890		Sq. Ft.	Site		0	70.	0.77	12									480,689						480,700	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct								
Use Code	Land Size	Building Value	Yard Items			Land Value		Total Value							41591							
109	8890.000	524,500				480,700		1,005,200							GIS Ref							
															GIS Ref							
															Insp Date							
															11/28/18							

PREVIOUS ASSESSMENT										Parcel ID		Parcel ID 065.0-0003-0002.0				PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Date	Time	Date	Time	Date	Time
2022	109	FV	672,000	0	8,890.	480,700	1,152,700		Year end		12/23/2021						
2021	109	FV	656,500	0	8,890.	480,700	1,137,200		Year End Roll		12/10/2020						
2020	109	FV	656,300	0	8,890.	480,700	1,137,000		Year End Roll		12/18/2019						
2019	109	FV	559,700	0	8,890.	446,400	1,006,100	1,006,100	Year End Roll		1/3/2019						
2018	109	FV	559,700	0	8,890.	446,400	1,006,100	1,006,100	Year End Roll		12/20/2017						
2017	109	FV	559,700	0	8,890.	391,400	951,100	951,100	Year End Roll		1/3/2017						
2016	109	FV	559,700	0	8,890.	357,100	916,800	916,800	Year End		1/4/2016						
2015	109	FV	541,100	0	8,890.	315,900	857,000	857,000	Year End Roll		12/11/2014						

SALES INFORMATION										TAX DISTRICT				PAT ACCT.					
Grantor		Legal Ref		Type		Date		Sale Code		Sale Price		V		Tst		Verif		Notes	
COLE JOHN W & E		36088-525		8/9/2002		Family		1		No									
COLE JOHN & EMI		25339-81		5/12/1995				99		No		F							

BUILDING PERMITS										ACTIVITY INFORMATION								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
3/3/2016	226	Porch	4,400					repairs to deck	11/28/2018	Inspected	BS	Barbara S						
3/11/1999	116	Redo Kit	5,000	C				REMODEL KITCHEN	11/17/2018	MEAS&NOTICE	BS	Barbara S						
10/16/1998	740	Addition	100,000					20X36 ADDITION	1/16/2009	Meas/Inspect	336	PATRIOT						
									11/9/2000	Hearing N/C	189	PATRIOT						
									12/8/1999	Inspected	264	PATRIOT						
									10/15/1999	Measured	256	PATRIOT						
									6/28/1999		PM	Peter M						

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

